

IN THE MATTER OF PETITION	*	
FOR ANNEXATION OF	*	BEFORE THE
APPROXIMATELY 31,478 SQ.FT.,	*	CITY OF ABERDEEN,
MORE OR LESS, OF LAND LOCATED	*	MARYLAND
AT 2106 TITAN TERRANCE	*	

\* \* \* \* \*

**PETITION FOR ANNEXATION**

Richard L. Baker, Petitioner, pursuant to Section 4-404 of the Local Government Article of the Annotated Code of Maryland and Section 235-15 of the City of Aberdeen (“City”) Development Code (the “City Code”), files this Petition for Annexation (the “Petition”) prepared by Shaffer, McLauchlin & Stover, LLC, and the Petition for Annexation Exhibits prepared by Bay State Land Services, attached hereto as a part hereof and incorporated by reference herein, and states as follows:

1. In accordance with **Section 235-15B.(1)** of the City Code, this Petition and the Supporting Documents include the following:

**(a) Descriptive Data:**

**[1] A legal description of the property with metes and bounds.**

That property designated on Harford County Tax Map 52 as Parcel 336, being a part of the property described by Deed dated January 30, 2009 from James F. Stewart and Christine L. Stewart unto Richard L. Baker and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 8545, folio 58; containing 31,478 square feet, more or less, as shown on the exhibit plat entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A (the “Subject Property”). The Subject

Property is described by metes and bounds in written descriptions prepared by Bay State Land Services, attached hereto as Exhibit B.

**[2] The names and addresses of all members, stockholders, partners, or other individuals having a legal or equitable interest in the entity that owns an interest in the Subject Property.**

The Subject Property is owned by Richard L. Baker.

**[3] The names and addresses of all persons residing in the area to be annexed.**

None.

**(b) An Exhibit showing:**

**[1] The legal boundaries of the property, to include complete parcels and all property lines in order to eliminate noncontiguous land that may be annexed in the future.**

See descriptions attached hereto as Exhibits A and B.

**[2] The existing land use conditions surrounding the subject property.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[3] Existing county zoning and the Petitioner’s proposed City zoning.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A. See also Harford County Zoning Map attached hereto as Exhibit C-1 and Harford County Master Plan map attached hereto as Exhibit C-2.

The Subject Property is currently zoned R-1 Residential as defined under the Harford County Zoning Code. Applicant proposes that the Subject Property be zoned Low Intensity Residential District (R-1) upon annexation as shown on the Concept Plan.

**[4] A property tax map.**

See Property Tax Map attached hereto as Exhibit D.

**[5] An aerial photographic map at an appropriate scale.**

See the plan entitled “Aerial Map for 2106 Titan Terrance, attached hereto as Exhibit E.

**[6] Topographic map of the Subject Property at an appropriate scale.**

See the plan entitled “GIS Topography Map 2106 Titan Terrance” prepared by Bay State Land Services dated 2/9/21, attached hereto as Exhibit F.

**[7] Existing public facilities and improvements.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[8] Existing reserved or public areas.**

There are no existing reserved or public areas within the area to be annexed with Petitioner’s knowledge, information and belief.

**(c) A certification that each owner of real property, both within the area of the proposed annexation and contiguous to the annexation area, has either executed this Petition, or has been sent by certified mail and first-class mail to the address listed in the assessment records, within 10 days prior to the filing of the Petition, a summary in the format provided by the City.**

The owner of the Subject Property has executed this Petition. See certification as to notice to contiguous property owners attached hereto as Exhibit G.

**(d) A Concept Plan:**

**[1] Showing the boundary of the area to be annexed.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[2] Showing the general location of each proposed land use on the Subject Property and the percentage of the whole for each use. General location of land uses may be shown as irregular graphic shapes depicting the approximate size and relationship to adjacent land uses.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[3] Providing a table listing densities and land use by type, including the area of each.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[4] Showing the density of residential development, the maximum and minimum lot sizes, and the anticipated square footage of commercial and industrial buildings.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[5] Showing existing and proposed arterial and collector streets adjoining (where applicable) and their relationship to the principal land uses on the site, consistent with the adopted Transportation Element in the Comprehensive Plan for the City.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[6] Showing existing and proposed major utility lines or facilities and their relationship to the principal land uses on the site.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrace” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A.

**[7] Showing contour lines at a maximum of five-foot intervals.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrace” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A. See also the plan entitled “GIS Plan 2106 Titan Terrace” prepared by Bay State Land Services dated 2/9/21, attached hereto as Exhibit F.

**[8] Showing significant natural or man-made features on the site and contiguous to the Subject Property, as available from current Harford County or other pertinent geographical information system (GIS) databases.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrace” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A. See also the plan entitled “GIS Plan 2106 Titan Terrace” prepared by Bay State Land Services dated 2/9/21, attached hereto as Exhibit F’.

**(e) A description of the municipal services that may need to be upgraded, initiated or extended, together with a recommendation regarding the priority for accomplishing the improvements and a recommendation as to possible sources of funding and recoupment for any capital improvements.**

Petitioner proposes to connect to public water and sewer to the Subject Property. Petitioner has calculated sufficient water and sewer capacity for connection to the two (2) proposed residential units on the Subject Property. The City’s Public Works Department has acknowledged to Petitioner the availability of public water and sewer to the Subject Property, on the border of Titan Terrace. Petitioner agrees that the property owner of the Subject Property, or any subdivided

lots therefrom, shall be responsible for any public water and sewer improvements at the time building plans are submitted. The Petitioner, for itself and/or and future owner of the Subject Property agrees to make improvements to public water and sewer if subdivision of the Parcel creates lots that front on Telestar Way.

The City has provided notice to this Petitioner that the possibility exists to extend public water and sewer lines to service parcels located on Telestar Way in the future. This water and sewer service will begin at Titan Terrace and proceed on Telestar Way to the end and tie in at Argonne Drive. The Petitioner acknowledges that the property owner of the Subject Property, and any lots subdivided therefrom, will be subject to a front foot assessment, special taxing district, or any other program for recoupment of costs if these extensions are done by the City, through Annexation of the Subject Property, or by an agreement with Harford County, Maryland.

**(f) Estimation of the potential revenue that will be generated from the development of the area to be annexed and which will be realized by the City.**

Petitioner anticipates that the Subject Property will be improved by two (2) residential lots. Potential revenue sources include:

- (i) Annual property tax revenue on the low-density single-family homes to be constructed on the Subject Property, to be determined upon construction of the same.
- (ii) Water and Sewer area connection fees for low density single-family housing on the portion of the Subject Property. The water area connection charge per equivalent dwelling unit is \$10,500 for a building permit issued on or before June 30, 2021, and \$9,000 for a building permit issued thereafter. The sanitary sewer area connection charge per equivalent dwelling unit is \$5,400 for a building permit issued on or before June 30, 2021, and \$8,500 for a building permit issued thereafter.

**(g) Description of the social and economic characteristics of the proposed area to be annexed and the surrounding area.**

See the plan entitled “Annexation Plan With Proposed Zoning 2106 Titan Terrance” dated 2/9/21, prepared by Bay State Land Services, attached hereto as Exhibit A. The Subject Property is unimproved. Upon annexation, Petitioner develop two (2) residential lots, consistent with the surrounding area, which is used for residential purposes, including the development known as the Greens at Rock Glenn.

**(h) Identification of the existing environmental characteristics (flood plains, wetland delineations, endangered flora and fauna, etc.) of the proposed area to be annexed and the surrounding area with information related to any environmental impact which annexation and development might have upon these characteristics.**

See the FEMA Flood Plan Map attached hereto as Exhibit H and Soils Map attached hereto as Exhibit I.

**(i) Description of any unique characteristics (i.e. historical, archeological, institutional, etc.) situated in the area to be annexed and surrounding area within a one-mile radius of the area to be annexed, with an analysis of how these characteristics would be impacted by annexation.**

To the best of Petitioners’ knowledge, information and belief, there are no unique characteristics situated in the area to be annexed and surrounding area which would be impacted by annexation.

**(j) A detailed statement as to whether the land use and densities permitted under the proposed City zoning classification and the land uses for the annexed area and densities permitted under the current Harford County zoning classification are, or are not, substantially different as that term is defined in Section 4-416 of the Local Government Article of the Annotated Code of Maryland.**

The land use and densities permitted under the City zoning classification of Low Density Residential (R-1) are not substantially different from the land uses and densities for the Subject Property permitted under the current Harford County Zoning classification of R-1 Residential. Attached hereto as Exhibit J is the City Zoning Map for the relevant area.

The land use and densities permitted under the City zoning classification of Low Density Residential (R-1) are not substantially different from the land uses and densities for the Subject Property contemplated under the Harford County Master Land Use Plan designation for the area of Low Intensity. Attached hereto as Exhibit C-2 is the Land Use Map 2016 Land Use Element Plan for the relevant area.

2011 Aberdeen Comprehensive Plan – Planning Area 6, Titan Terrace, Future Land Use Recommendation is planned for low density residential uses. The land use and densities permitted under the proposed City Zoning Classification of Low Density Residential (R-1) are consistent with the 2011 Aberdeen Comprehensive Plan for Planning Area 6.

2. Petitioner hereby requests that the Subject Property be annexed by the City of Aberdeen, Maryland.

3. The Petitioner hereby reserves the right to revoke his request for annexation upon written notice to the City of Aberdeen, Maryland at any time prior to final adoption and ratification of the Annexation Resolution.

4. Pursuant to **Section 4-404(a)** of the Local Government Article of the Annotated Code of Maryland, subject to **Section 4-413**, this Petition shall be signed by:

(1) at least 25% of the registered voters who are residents in the area to be annexed; and

(2) the owners of at least 25% of the assessed valuation of the real property in the area to be annexed.

There are no residents in the area to be annexed; and



The property owner signing this Petition, Richard L. Baker owns more than twenty five percent (25%) of the assessed valuation of the real property located in the area proposed to be annexed.

5. Pursuant to **Section 235-15B(1)** of the City Code, the Petition shall be signed by the Owner of the Property. Owner Richard L. Baker has signed this Petition.

WHEREFORE, Petitioner requests:

a. That the City of Aberdeen, Maryland verify that the Petition complies with Section 4-404 of the Local Government Article of the Annotated Code of Maryland, as required by Section 4-404(b); and

b. That the City of Aberdeen, Maryland verify that the Petition complies with Section 235-15 of the Aberdeen Development Code; and

c. That upon verification that the requirements of Section 4-404 of the Local Government Article of the Annotated Code of Maryland and Section 235-15 of the Aberdeen Development Code have been met, resolutions proposing the change of boundaries as requested by this Petition and an annexation plan for the Subject Property be introduced as required by Section 4-404(c) of the Local Government Article of the Annotated Code of Maryland; and

d. That the resolutions introduced provide that the Subject Property be zoned Low-Density Residential District (R-1) pursuant to the Development Code of the City of Aberdeen, Maryland; and

e. That the final Annexation Plan Resolution and the final Annexation Resolution contain such other terms and conditions as may be mutually acceptable to Petitioner and the City of Aberdeen, Maryland; and

f. Pursuant to 235-15. B. Procedures – Petition filing contents of the Development Code, this Petition may be executed, scanned and transmitted, via electronic mail, facsimile, or in .pdf, in any number of counterparts, each of which will be deemed an original, and all of which together constitute one and the same instrument.

g. For such other and further action and relief as may be desirable or necessary.

Petitioner hereby signs this Petition to request annexation of the Subject Property and the granting of the relief herein mentioned on the terms and conditions set forth above.

PETITIONER:

\_\_\_\_\_(Seal)  
Richard L. Baker